

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re:
 JUDITH CARR,

Debtor.

Case No.: 23-17710
 Chapter: 11
 Judge: Christine M. Gravelle

NOTICE OF PROPOSED PRIVATE SALE

Judith Carr, the Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court
402 East State Street
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on February 27, 2024 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State Street, Trenton, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Single family residence at 23 Silverleaf Way, Manalapan Township, Monmouth County, New Jersey

Proposed Purchaser: Galina Belokon

Sale price: \$1,100,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Timothy P. Neumann, Esq.

Address: 25 Abe Voorhees DriveManasquan, New Jersey 08736

Telephone No.: (732) 223-8484

In re:
Judith L Carr
Debtor

Case No. 23-17710-CMG
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jan 29, 2024

User: admin
Form ID: pdf905

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Total Noticed: 34

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 31, 2024:

Recip ID	Recipient Name and Address
db	+ Judith L Carr, 23 Silverleaf Way, Manalapan, NJ 07726-3173
520016449	Covered Bridge Condo Assn, 1 Amberly Dr, Manalapan, NJ 07726-2000
520016451	Homewood Residential Inc, PO Box 619063, Dallas, TX 75261-9063
520016452	McGovern Legal Services, 850 Route 1, North Brunswick, NJ 08902
520016454	Monroe County Tax Collector, Monroe Adm Bldg 1 Quaker Plz Unit 4, Stroudsburg, PA 18360-2141
520015951	PHH mortgage, Ocwen Servicing LLC, Attn Bankruptcy, 1661 Worthing d Ste 100, West Palm Beach FL 33409
520015950	Rob Saltzman, Esq., Pleuse, Becker & Saltzmam, 20000 Horizon Way, Suite 900, Mt. Laurel NJ 08054-4318

TOTAL: 7

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: sbse.cio.bnc.mail@irs.gov	Jan 29 2024 20:47:00	Dist Dir of IRS, Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
smg	Email/Text: usanj.njbankr@usdoj.gov	Jan 29 2024 20:48:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jan 29 2024 20:48:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
520016534	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jan 29 2024 20:59:38	Ally Capital, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520024458	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jan 29 2024 20:59:13	Ally Capital c/o AIS Portfolio Services, LLC, 4515 N. Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520016443	Email/Text: ally@ebn.phinsolutions.com	Jan 29 2024 20:47:00	Ally Financial, PO Box 380901, Bloomington, MN 55438-0901
520016444	Email/Text: creditcardbkcorrespondence@bofa.com	Jan 29 2024 20:47:00	Bank of America, PO Box 982238, El Paso, TX 79998-2238
520016445	Email/Text: BarclaysBankDelaware@tsico.com	Jan 29 2024 20:47:00	Barclays Bank Delaware, PO Box 8803, Wilmington, DE 19899-8803
520016446	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jan 29 2024 20:59:40	Bloomington/Citibank, PO Box 6789, Sioux Falls, SD 57117-6789
520016447	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 29 2024 20:59:45	Cap1/l&t, PO Box 31293, Salt Lake City, UT 84131-0293, Cap1/neimn, PO Box 31293, Salt Lake City, UT 84131-0293
520016448	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 29 2024 20:59:48	Capital One, PO Box 31293, Salt Lake City, UT 84131-0293
520058639	Email/Text: BKEBN-Notifications@ocwen.com	Jan 29 2024 20:47:00	Deutsche Bank National Trust Company, c/o PHH Mortgage Corporation, Attn: Bankruptcy Department, PO Box 24605, West Palm Beach, FL 33416-4605

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User: admin

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520016450	Email/PDF: ais.fpc.ebn@aisinfo.com	Jan 29 2024 21:10:23	First Premier Bank, 3820 N Louise Ave, Sioux Falls, SD 57107-0145
520079314	+ Email/Text: bkelectronicnoticecourtmail@computershare.com	Jan 29 2024 20:47:00	HSBC Bank USA, N.A. Trustee (See 410), c/o Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, Colorado 80111-4720
520080098	+ Email/Text: signed.order@pfwattorneys.com	Jan 29 2024 20:47:00	JERSEY SHORE ANESTHESIOLOGY ASSOCIATES, C/O PRESSLER, FELT & WARSHAW, LLP, 7 ENTIN RD, PARSIPPANY, NJ 07054-5020
520079813	Email/PDF: resurgentbknotifications@resurgent.com	Jan 29 2024 20:59:40	LVNV Funding LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
520024259	+ Email/Text: MKnitter@monroecountypa.gov	Jan 29 2024 20:48:00	MONROE COUNTY TAX CLAIM BUREAU, 1 QUAKER PLAZA, ROOM 104, STROUDSBURG, PA 18360-2141
520016453	Email/PDF: MerrickBKNotifications@Resurgent.com	Jan 29 2024 20:59:23	Merrick Bank Corp, PO Box 9201, Old Bethpage, NY 11804-9001
520016458	+ Email/Text: BKEBN-Notifications@ocwen.com	Jan 29 2024 20:47:00	Phh Mortgage Services, 1 Mortgage Way, Mount Laurel, NJ 08054-4624
520016459	+ Email/Text: dnj@pbslaw.org	Jan 29 2024 20:47:00	Pleuse Becker & Saltzman, 20000 Horizon Way, Mount Laurel, NJ 08054-4318
520080279	+ Email/Text: JCAP_BNC_Notices@jcap.com	Jan 29 2024 20:48:00	Premier Bankcard, LLC, Jefferson Capital Systems, LLC Assignee, Po Box 7999, St. Cloud, MN 56302-7999
520016460	Email/Text: bkelectronicnoticecourtmail@computershare.com	Jan 29 2024 20:47:00	Specialized Loan Servi, PO Box 630147, Littleton, CO 80163-0147
520015949	+ Email/Text: bkelectronicnoticecourtmail@computershare.com	Jan 29 2024 20:47:00	Speciialized Loan Servicing LLC, Attn: Bankruptcy, P O OBx 630147, Littleton CO 80163-0147
520016461	+ Email/PDF: ais.sync.ebn@aisinfo.com	Jan 29 2024 20:59:27	Syncb/amazon, PO Box 71737, Philadelphia, PA 19176-1737
520016462	Email/Text: Atlanticus@ebn.phinsolutions.com	Jan 29 2024 20:47:00	Tbom/Atls/Aspire, PO Box 105555, Atlanta, GA 30348-5555
520016463	Email/Text: bncmail@w-legal.com	Jan 29 2024 20:48:00	Td Bank USA/Targetcred, PO Box 673, Minneapolis, MN 55440-0673
520016464	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Jan 29 2024 20:59:24	Wells Fargo Home Mortgage, Customer Service PO Box 10335, Des Moines, IA 50306-0335

TOTAL: 27

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
520016455		N J Grasshopper LLC
520016456		Oak Knoll Condominium Associat
520016457		Paul and Carol Schwartz
520036996	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

TOTAL: 3 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and

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belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 31, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 26, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Deutsche Bank National Trust Company as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Margaret Mcgee	on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov
Timothy P. Neumann	on behalf of Debtor Judith L Carr timothy.neumann25@gmail.com btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com;geoff.neumann@gmail.com;neumann.timothyb127774@notify.bestcase.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4